



**Thicket Drive, Maltby Rotherham S66 7LB**

**welcome to**

**Thicket Drive, Maltby Rotherham**

Offered to the market with NO CHAIN is this well-presented two bedroom ground floor flat, located within a popular residential area of Maltby. Having an open plan lounge diner, low maintenance front and rear gardens, allocated parking and ample storage. Perfect first time home or lock up and leave!!



### **Entrance Porch**

Entrance to the porch through a side facing upvc door with internal door leading into the lounge. The porch provides access to a loft space through a loft hatch,

### **Lounge**

Being open plan to the dining area this bright and welcoming reception room boasts a bow fronted double glazed window which provides plenty of natural daylight into the room. Further benefits include a storage cupboard and one central heated radiator.

### **Dining Room**

Being open plan with the lounge area this second reception room benefits from one central heated radiator.

### **Kitchen**

Fully fitted kitchen comprising a range of wall, draw and base units with tiled splashbacks and contrasting work surfaces housing the sink and drainer. Space is available within the kitchen for a cooker, fridge freezer and washing machine. A side double glazed window provides plenty of daylight into the room.

### **Inner Hall**

#### **Bedroom One**

Master bedroom having a rear facing double glazed window and one central heated radiator.

#### **Bedroom Two**

Second rear facing bedroom with a double glazed rear window and one central heated radiator.

### **Bathroom**

Partly tiled bathroom fitted with a wash hand basin, w/c and bath with electric shower overhead. A central heated towel radiator adds both comfort and practicality, while a side-facing double-glazed window allows an abundance of natural light to fill the room.

### **Outside**

Gated entry to the front of the property with slated chipping's leading to a paved patio area ideal for outdoor seating. A side pathway leads onto the rear.

Onto the rear you will find a fully enclosed low maintenance area with slated chipping's with gated access to the allocated parking space.



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## Thicket Drive, Maltby Rotherham

- NO CHAIN!!!
- Two Bedroom Ground Floor Flat
- Well-Presented Throughout
- Open Plan Lounge Diner
- Front & Rear Low Maintenance Gardens

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY106565 - 0002

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